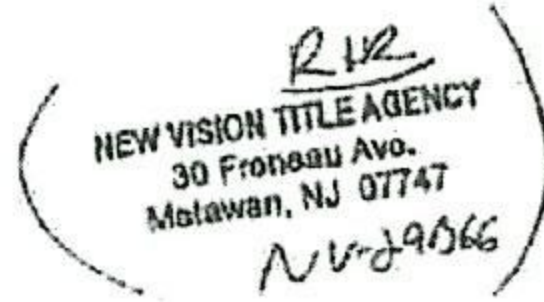




①

5/40



2012 Paid - Export  
 Kathleen A. Gannon Recording Fee \$0.00  
 Bergen County Clerk  
 Recorded 01/09/2007 13:27

Prepared by  
*[Signature]*  
 Robert C. Lirio, Esq.  
 983 East Commerce Street  
 Englewood, New Jersey 07630  
 201-469-0200 - Fax 201-469-0000

## QUITCLAIM DEED

Quitclaim Deed - 2004 by Robert C. Lirio, Esq. 100 E. Commerce St., Englewood, NJ 07630

This deed is given on December 20, 2006

GRANTOR	Marie Goonetilleke 278 McCloud Drive Fort Lee, NJ 07024		"Grantor"
GRANTEE	Marie Goonetilleke 278 McCloud Drive Fort Lee, NJ 07024	Shanthipa P. Goonetilleke 278 McCloud Drive Fort Lee, NJ 07024	"Grantee" Married

1. Transfer of ownership. Grantor hereby sells (grants and conveys) the property described herein (the "Property") to the Grantee. This grant and conveyance transfers ownership of the Property to Grantee. This grant and conveyance is subject to all easements, restrictions, rights-of-way, covenants, conditions, and bonds, plans, maps and agreements of record with state of facts as an accurate survey might establish rights (public and private) in any part of the Property included within the lines of any public road, alley or way, flooding and drainage rights, if any, of adjoining owners, mortgages and judgments in any natural streams or water courses flowing, crossing or affecting the Property, and rights in common, along with adjoining interests, mortgages and judgments, in any party walls.
2. Payment. This transfer of ownership does not include the payment by Grantee to Grantor (receipt of which is acknowledged by both) of the amount of \$1.00.
3. Type of deed. This deed is a Quitclaim Deed. By use of this deed Grantor makes NO WARRANTY or representations of fact relating to Grantor's ownership of the Property or relating to the title or quality of title to the Property. Grantor only transfers whatever interest, if any, Grantor has here in the Property to the Grantee.
4. Property. The Property being conveyed (sold) from Grantor to Grantee is fully described on Schedule "A" attached to this deed and made a part of it by this reference. The Property consists of the land so described and all the structures, fixtures and improvements on the land. The Property is in the State of New Jersey and is commonly known as 278 McCloud Drive, Borough of Fort Lee, County of Bergen, Tax Map: Block 3102, Lot 1, 2 and 3.
5. Title Record. The Property being transferred by this deed is the same property acquired by Grantee by deed from Shanthipa P. Goonetilleke to Marie Goonetilleke, dated 4/21/2004, Recorded 5/10/2004 in Deed Book 2860, Page or Instrument number 824.

This deed is signed as of the date set out at the beginning of this deed.

*[Signature: Marie P. Goonetilleke]*  
 MARIE GOONETILLEKE

BR 09228 PG 186





**Notary Public**  
**County of Bergen**

I CERTIFY that on December 20, 2008, MARIE GOONETILLEKE personally came before me and acknowledged under oath, to my satisfaction, that he or she:

1. is named in and personally signed the attached deed;
2. signed, sealed and acknowledged the deed for his or her own act and deed.

*[Signature]*  
 Notary Public  
 My Commission Expires  
 Dec. 12, 2017  
 P. L. 17-119

Note: Commission Fee is set forth in the body of the deed, N.J.A.C. 17:27-11.

For More Information Regarding This  
 Transaction Contact



<b>QUITCLAIM DEED</b>	December 20, 2008
MARIE GOONETILLEKE	After Recordation Please Return To
GRANTOR	
MARIE GOONETILLEKE AND SHANTHIPA P. GOONETILLEKE	
GRANTEES	Reference # 008550

BK09228 PG108





State of New Jersey  
**SELLER'S RESIDENCY CERTIFICATION/EXEMPTION**  
 (C.56, P.L. 2004)

OUT/REP-3  
 (3-05)

(Please Print or Type)

Name(s) <b>MARIE GOONETILLEKE</b>		
Current Resident Address: Street: <b>278 MCLOUD DRIVE</b>		
City, Town, Post Office <b>FORT LEE</b>	State <b>NJ</b>	Zip Code <b>07024</b>
Block(s) <b>3102</b>	Lot(s) <b>1, 2 AND 3</b>	Tract(s) <b>NEW JERSEY</b>
Street Address: <b>278 MCLOUD DRIVE</b>		
City, Town, Post Office <b>FORT LEE</b>	State <b>NJ</b>	Zip Code <b>07024</b>
Seller's Percentage of Ownership <b>100%</b>	Consideration <b>\$1.00</b>	Closing Date <b>DECEMBER 20, 2006</b>

1. ☒ I am a resident taxpayer (individual, estate or trust) of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq., and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
2. ☐ The real property being sold or transferred is used exclusively as my principal residence with the meaning of section 121 of the Federal Internal Revenue Code of 1986, 26 U.S.C. § 121.
3. ☐ I am a mortgagee conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. ☐ Seller, transferee or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. ☐ Seller is not individual, estate or trust and as such not required to make an estimated payment pursuant to N.J.S.A. 54A:1-1 of tax.
6. ☐ The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:1-1 of tax.
7. ☐ The gain from the sale will not be recognized for Federal income tax purposes under I.R.C. Section 721, 1031, 1033 or is a secondary plot. (CITIZENSHIP APPLICABLE SECTION). If such section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale.
8. ☐ Transfer by an executor or administrator of a decedent to a devisee or how to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this state.

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein could be punished by fine, imprisonment, or both. I the Seller declare that I have reviewed this declaration and, to the best of my knowledge and belief, it is true, correct and complete.

12/20/06  
 Date

Marie P. Goonetilleke  
 Signature

(Seller) Please include if Name of Attorney or Attorney in Fact

(Date)

(Seller) Please include if Name of Attorney or Attorney in Fact

BK 09228 PG 189



MUST SUBMIT IN DUPLICATE  
ATF-1 (Rev. 6/2008)

STATE OF NEW JERSEY  
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER  
(Chapter 49, P.L. 1988, as amended through Chapter 33, P.L. 2008)

To be recorded with deed pursuant to Chapter 49, P.L. 1988, as amended by Chapter 306, P.L. 1991 (N.J.S.A. 52:15-3 et seq.)  
BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

COUNTY  
MUNICIPALITY

BERGEN  
BOROUGH OF FORT LEE

SS. County Municipal Code  
0219

FOR RECORDER'S USE ONLY  
Consideration \$ EX  
ATF unit by order 3  
Date 7-7-07 By TWA

\*Use symbol "C" to indicate that fee is mutually shared for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (See instructions 3 and 4 on reverse side)

Deposent, MARIE GOONETILLEKE being duly sworn according to law upon his/her oath  
(Name)  
deposes and says that he/she is the Grantor in a deed dated 10/20/06 transferring  
(Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)  
real property identified as Block number 3102 Lot number 1,2,3 located at  
278 McLoud Drive, Borough of Fort Lee, Bergen and annexed thereto.  
(Street Address, Town)

(2) CONSIDERATION \$ 1.50 (See instructions 11 and 25 on reverse side)

(2A) REQUIRED CALCULATION OF EQUALIZED ASSESSED VALUATION FOR ALL CLASS 4A COMMERCIAL PROPERTY TRANSACTIONS:

Total Assessed Valuation + Director's Ratio = Equalized Valuation

\$            + % = \$           

If equalized value is in excess of \$1,000,000, the 1% fee is imposed on buyer on entire amount of consideration. If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized value.

(3) FULL EXEMPTION FROM FEE (See instruction 46 on reverse side)

Deposent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1988, as amended through C. 58, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.  
Adding square lot 110; less than \$108 consideration

(4) PARTIAL EXEMPTION FROM FEE (See instruction 47 on reverse side)

PARTIAL EXEMPTION FROM FEE EXEMPTION FROM FEE (See instructions 47 on reverse side)

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption.

Deposent claims that this deed transaction is exempt from State portions of the State Fee, Supplemental Fee, and General Purpose Fee, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2001 and C. 58, P.L. 2004 for the following reason(s):

- A. SENIOR CITIZEN (Grantor(s) ☐ 62 years of age or over. (See instruction 47 on reverse side for A or B)  
B. BLIND PERSON (Grantor(s) ☐ legally blind or:  
C. DISABLED PERSON (Grantor(s) ☐ permanently and totally disabled ☐ Receiving disability payments ☐ Not gainfully employed

Senior citizens, blind or disabled persons must also meet all of the following criteria:

- ☐ Owned and occupied by grantor(s) at time of sale, One or two-family residential premises. ☐ Resident of the State of New Jersey. Owners as joint tenants must all qualify.

IN THE CASE OF HUSBAND AND WIFE, ONLY ONE GRANTOR NEEDS TO QUALIFY IF OWNED AS TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (See instruction 47 on reverse side)

- ☐ Affordable according to H.U.D. standards. ☐ Reserved for occupancy. Subject to rental controls.  
☐ Meets income requirements of region.

(5) NEW CONSTRUCTION (See instructions 48 and 510 on reverse side)

- ☐ Entirely new improvement. ☐ Not previously occupied. "NEW CONSTRUCTION" printed clearly at the top of the first page of the deed.  
☐ Not previously used for any purpose.

Deposent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1988, as amended through Chapter 33, P.L. 2008.

Subscribed and sworn to before me

this 20th day of November, 2008.

[Signature]

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[Signature] MARIE GOONETILLEKE  
Signature of Deposent  
278 McLoud Drive  
Fort Lee, NJ 07024  
Deposent Address

New Vision Title Agency, LLC  
HomeConnect of Somerset, NJ

FOR OFFICIAL USE ONLY  
Instrument Number \_\_\_\_\_ County \_\_\_\_\_  
Used Reported \_\_\_\_\_ Date Reported \_\_\_\_\_  
Date of Sale \_\_\_\_\_

ABSTRACTED

County Records Office shall forward one copy of each Affidavit of Consideration for Use by Seller when Section 2A is completed.  
STATE OF NEW JERSEY, DIVISION OF TAXATION  
PO BOX 204  
TRENTON, NJ 08646-0204  
ATTENTION: REALTY TRANSFER FEE UNIT  
The Director of the Division of Taxation is the Department of the Treasurer. This form is required by law, and may not be altered or modified in any way without prior approval of the Director. For further information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at [www.state.nj.us/treasury/taxation/rtf.html](http://www.state.nj.us/treasury/taxation/rtf.html).  
END OF DOCUMENT  
BX 0422816140